

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0416942025
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/17/2004 07:25 AM Pg: 1 of 3

11/2

W. J. McGinn

THE GRANTORS, John C. McGinn and Laura A. McGinn, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANTS to Sean K. Lannan of 1212 W. Draper, Apt. No. 2, Chicago, Illinois 60614 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record, including without limitation: the Covenant recorded with the Cook County Recorder as Doc. No. 97173160 and the Declaration of Easements, Restrictions and Covenants For 2427-2429 North Clybourn Homeowners Association recorded with the Cook County Recorder as Doc. No. 99402595; party walls and party wall rights of the owners of the property south and adjoining and north and adjoining, as disclosed by Survey No. 989813-1 prepared by Schomig Land Surveyors, Ltd.; public and utility easements; general real estate taxes for the year 2003, 2nd installment, general real estate taxes for the year 2004 and for all subsequent years thereafter; and

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

3
AD

Permanent Real Estate Index Numbers: 14-30-409-093-0000
Address(es) of Real Estate: Unit A, 2427 N. Clybourn, Chicago, Illinois 60614

Dated this 10th day of April, 2004

John C. McGinn

Laura A. McGinn

1000
333

14-30-409-093-0000

PROPERTY OF COOK COUNTY CLERK'S OFFICE

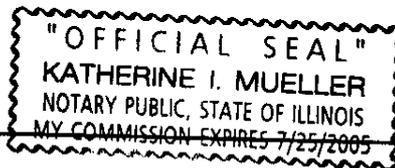
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John C. McGinn and Laura A. McGinn, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of April, 2004

Katherine I. Mueller (Notary Public)



Prepared By: David J. Kendle, Esq.
Kendle, Mikuta & Fenstermaker
221 N. LaSalle
Chicago, Illinois 60601

STATE OF ILLINOIS

STATE TAX

JUN.-8.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0039000
FP 102808

0000070665

Mail To:
Steven K. Norgaard, Esq.
493 Duane Street
Glen Ellyn, Illinois 60137

Name & Address of Taxpayer:
Sean K. Lannan
Unit A, 2427 N. Clybourn
Chicago, Illinois 60614

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

JUN.-8.04

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0019500
FP 102802

0000070867

CITY OF CHICAGO

CITY TAX

JUN.-8.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0292500
FP 102805

0000011829

EXHIBIT A
UNOFFICIAL COPY

STREET ADDRESS: 2427 N. CLYBOURN AVE, UNIT A
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-30-409-093-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THAT PART OF LOTS 38 AND 39 IN BLOCK 6 IN FULLERTON'S 2ND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRICIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTH WESTERN RAILROAD AND EAST OF CLYBOURN AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 38;

THENCE NORTH 44 DEGREES 57 MINUTES 58 SECONDS EAST, ALONG THE SOUTHEASTERLY UNE OF SAID LOT 38, A DISTANCE OF 21.96 FEET;

THENCE NORTH 45 DEGREES 13 MINUTES 26 SECONDS WEST ALONG THE SOUTHEASTERLY PROLONGATION OF THE CENTER OF A PARTY WALL AND THE CENTER OF PARTY WALL, A DISTANCE OF 29.24 FEET TO THE EXTERIOR FACE OF A 3 STORY BRICK BUILDING;

THENCE SOUTH 45 DEGREES 19 MINUTES 17 SECONDS WEST ALONG THE EXTERIOR FACE OF A 3 STORY BRICK BUILDING AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 21.85 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 38;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID LOTS 38 AND 39, A DISTANCE OF 29.38 FEET TO THE PLACE OF BEGINNING;

AND THAT PART OF THE COMMON AREA (AS SHOW ON SURVEY BY SCHOMIG LAND SURVEYORS, LTD., REVISED APRIL 14, 2004, NO. 989813-1, HEREAFTER "THE SURVEY") LYING BETWEEN UNITS 13A AND 14A, BEING ONLY THE EXTERIOR SURFACES OF A 3 STORY MASONRY BUILDING LYING ABOVE BREEZEWAY BETWEEN UNITS 13A AND 14A, AND LYING NORTHEASTERLY OF A LINE CONNECTING THE MOST WESTERLY CORNER OF UNIT 14A TO THE MOST SOUTHERLY CORNER OF UNIT 13A, AS SHOWN ON THE SURVEY, AND LYING SOUTHWESTERLY OF A LINE CONNECTING THE MOST NORTHERLY CORNER OF UNIT 14A TO THE MOST EASTERLY CORNER OF UNIT 13A, AS SHOWN ON THE SURVEY, AND LYING SOUTHEASTERLY OF THE CENTER OF PARTY WALL OVER BREEZEWAY DIVIDING UNITS 13A AND 14A

IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR 2427-2429 NORTH CLYBOURN HOMEOWNERS ASSOCIATION RECORDED APRIL 27, 1999 AS DOCUMENT NUMBER 99402595.